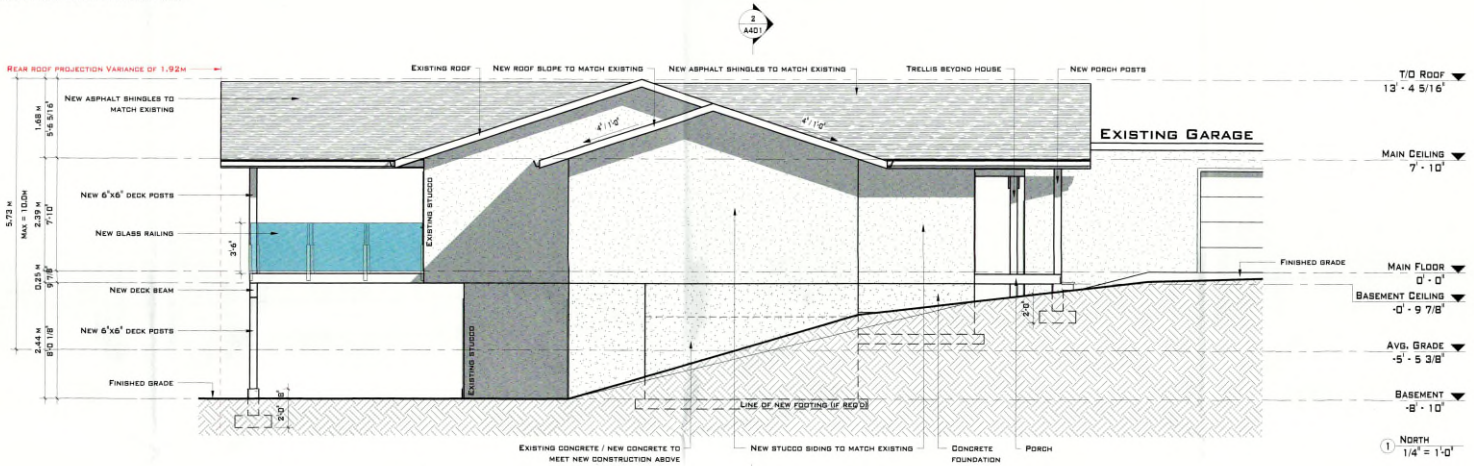
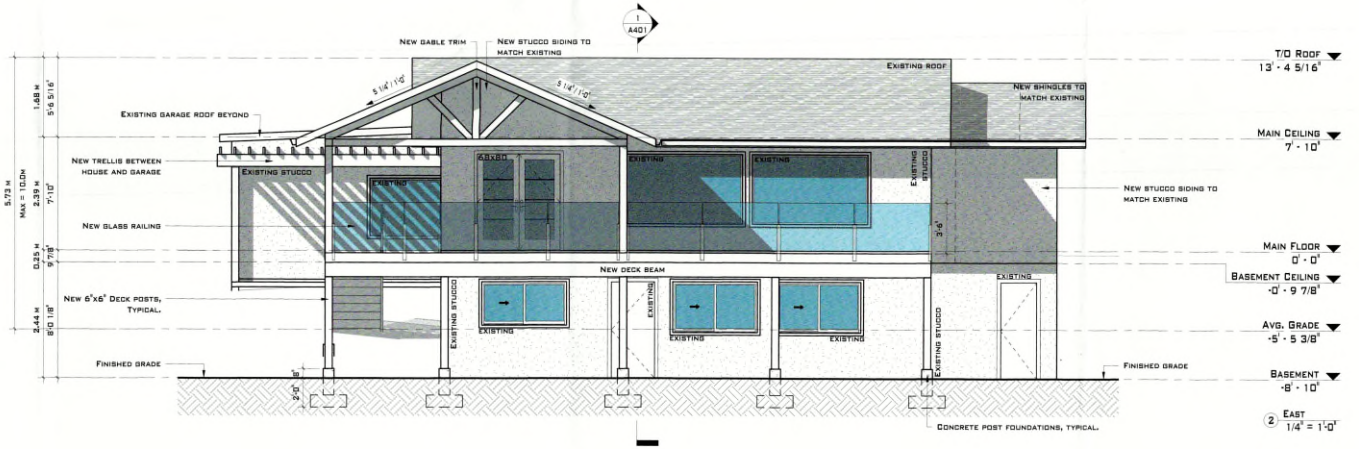
# Elevation & Exterior Notes

1. Windows 9.7.4.2 2024 BCBC - All windows, doors and skylights to conform to NAFS and A440S1. Minimum rating requirement of PG20 for buildings less than 10m in height.
2. Top of windows are assumed to be 6'-8" above subfloor except where indicated.
3. Resistance to forced entry required for windows within 2.0m of finished grade
4. Flashing installation 9.27.3.8.2018 BCBC - Flashing required above & below all unprotected openings & horizontal transitions. Flashing to be minimum 50mm upwards inboard of the sheathing membrane. Slope not less then 5% towards the exterior. Terminate at each end with a dam
5. No soffit may be vented within 1.2m of interior side lot lines
6. Structural wood elements within 1'- 6" of finished grade must be pressure treated
7. Concrete shall not be placed against wood framing
8. All grades to slope away from project
9. BCBC 9.3.2.9. (3) a - Provide 6" (150mm) clearance from finished grade to framing.
10. BCBC 9.28.1.4. Stucco finish shall not be less than 8" (200mm) from finished grade except when applied over concrete or masonry





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| NO. | DATE | REVISION |
|---|---|---|
| 1 | 09/26/2025 | Issue for Variance |

DATE: September 26, 2025
JOB NO.: 250705
SCALE: 1/4" = 1'-0"

PROJECT TITLE
**811 91st St. Renovation**

SHEET NUMBER
**A301**

DRAWING TITLE
**North & East Elevations**


THIS DRAWING SHALL NOT BE REPRODUCED OR REVISED WITHOUT THE WRITTEN CONCENT FROM THE DESIGNER
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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER

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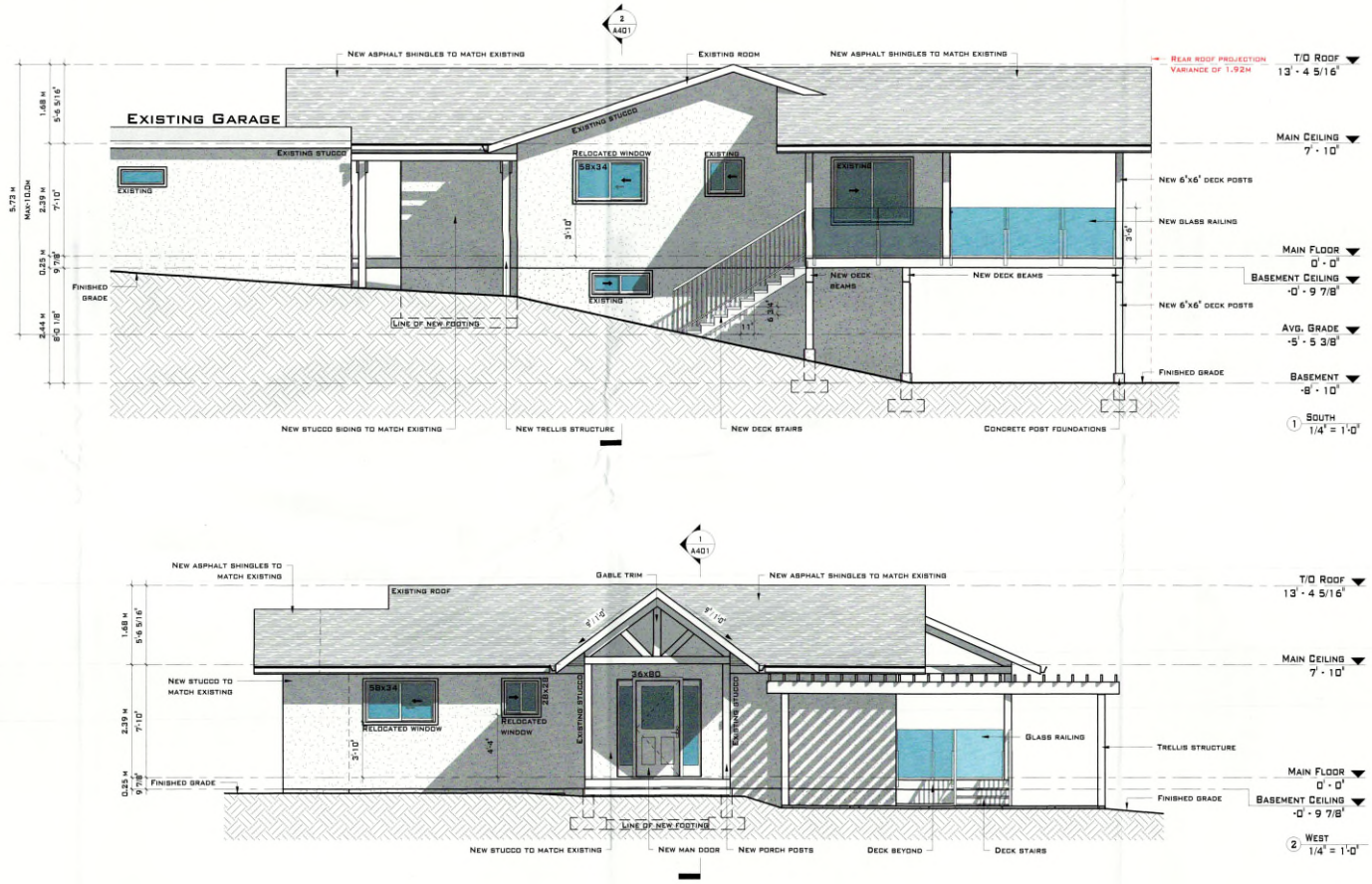


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DATE: September 26, 2025
JOB NO.: 250705
SCALE: 1/4" = 1'-0"

PROJECT TITLE
**811 91st St. Renovation**

SHEET NUMBER
**A302**

DRAWING TITLE
**South & West Elevations**